

\$639,900 - 866 Canoe Green Sw, Airdrie

MLS® #A2125464

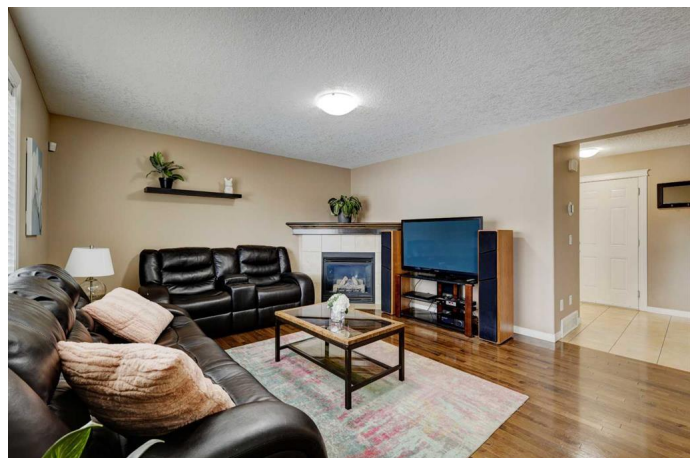
\$639,900

4 Bedroom, 4.00 Bathroom, 1,634 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

Welcome to the highly desirable Canals community! This impressive two-storey home features over 2300 square feet of fully developed living space with a private exterior side entrance. Upon entering the main level, you'll be greeted by a spacious entryway leading to a convenient two-piece bathroom and main floor laundry area. The kitchen is highlighted by a two-tier granite island with bar stool seating, a walk-in pantry, and ample counter space and cabinets. The open concept design seamlessly connects the kitchen to the dining area and cozy living room, complete with a corner fireplace. Enjoy multiple views of the kids/dogs playing in the expansive fenced backyard from this level. Upstairs, a centrally located bonus room separates the master retreat from the second and third bedrooms. The master bedroom features a walk-in closet and a four-piece ensuite bathroom. Another four-piece bathroom serves the remaining bedrooms on this level. Descending to the basement, you'll find a fully finished space with an east side entrance door providing access. This level includes a spacious bedroom, a three-piece bathroom, and a well-designed living/games room with a wet bar, making it ideal for a potential illegal rental or in-law suite. Located mere seconds from the water and within walking distance to schools such as Ralph McCall (K-4) and Our Lady Queen of Peace (K-9 and French Immersion), as well as shopping, dining, and essential services, this



home offers both comfort and convenience in an ideal location.

Built in 2010

Essential Information

MLS® #	A2125464
Price	\$639,900
Sold Price	\$634,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,634
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	866 Canoe Green Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 27th, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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